

## HILLSIDE

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indicate that the land is nearly 150 acres and adjacent to a 78-acre lot purchased by the city last year.

The council has apparently discussed the sale in closed session several times, but council members are not permitted to reveal closed-session negotiations. Greg Astorian, the real estate agent handling the deal for the property owners, declined to comment until the deal is finalized.

Quintero said the purchase will prevent a large housing development from sprouting on the land.

This will be the city's third large land purchase in 16 months to curb hillside development. In addition to the 78-acre purchase in December, which cost \$4.3 million, the city joined with the Santa Monica Mountains Conservancy to buy 252 acres from John and Lee Gregg in December 2002, for \$25 million. The city paid \$13.25 million for that land, known as the Oakmont View 'V' property.

"The current council does have a policy about preserving open space where possible, and where financially feasible," Councilman Rafi Manoukian said. "We've demonstrated that with the Oakmont property [and] the [78-acre] property, and we are continuing

that with our overall policy."

Since the land abuts the property purchased in December, a large, 260-acre patch of terrain stretching from Chevy Chase Canyon to Scholl Canyon will remain untouched by developers.

"We're delighted," said Dick Murray, president of the Chevy Chase Estates Assn. "We've had our quarrels with the City Council over land, but I must say, this is terrific. That's a lot of territory, that's going to be saved for posterity."

During the council's recent discussions of hillside zoning, Manoukian suggested the city explore buying open land rather than trying to limit development through zoning, which could lead

to legal battles.

"Some properties will be buildable on this lot," Manoukian said. "By taking a preemptive strike in purchasing the property — if we're purchasing the property — the city would avoid future litigation, future [environmental report] costs and staff time in dealing with this issue."

The value of land in the canyons varies, said Ray Loftus, a Glendale real estate agent.

"You can buy that are straight

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very steep. But it's a good area. Homes up there are selling in the \$700,000 range. [The land's value] depends on how many buildable lots they could take out of it."



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## U. S. EPA Signs Record of Decision for No Remedial Action at the Verdugo Study Area Site


The United States Environmental Protection Agency (U.S. EPA) has signed the Record of Decision (ROD) that determined conditions at the Verdugo Study Area site, located in the Verdugo Basin, do not warrant remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund law).

From November 6, 2003 to December 5, 2003, the U.S. EPA conducted a public comment period for the Verdugo Study Area site proposed plan and held a public meeting at the Verdugo Woodlands Elementary School in Glendale, CA on November 18, 2003. The U.S. EPA received no comment on the proposed plan and on February 24, 2004 signed the ROD that states no action is necessary at the study area to ensure adequate protection of human health and the environment. A copy of the document has been placed at the following site repositories for the public availability.

### SITE INFORMATION REPOSITORIES

U.S. EPA Superfund Records Center	Los Angeles Department of Water and Power
95 Hawthorne Street	111 North Hope Street, Rm. 516
San Francisco, CA 94105-3901	Los Angeles, CA 90012
Phone: 415-536-2000	(213) 367-1995

La Canada Library	Glendale Public Library
4545 Oakwood Ave.	222 East Harvard Street
La Canada, CA 91011	Glendale, CA 91205
(818) 952-0603	(818) 548-2021



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